

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

Regularly Scheduled Meeting April 21, 2026 - 12:30 P.M.

The Board of the Redevelopment Authority of the City of Harrisburg held a Regularly Scheduled Meeting on April 21, 2026, in Suite 405, Conference Room of the Rev. Dr. Martin Luther King, Jr. Government Center, 10 North Second Street, Harrisburg, Pennsylvania, at 12:32 p.m. Chaired by Crystal Brown.

HRA BOARD MEMBERS PRESENT and/or via TEAMS Web-based Video Conferencing

ABSENT:
N/A

Nichole Johnson Via Phone
Crystal Brown Via TEAMS
Alexander Reber

Also present: Janell Weaser, Harrisburg Redevelopment Authority (HRA) Controller, and Bryan Davis, HRA Executive Director.

PUBLIC PRESENT: Evan Douglas, Realtor with Iron Valley Real Estate.

MINUTES

The minutes of the Regular Meeting of February 17, 2026, was presented for approval. Mr. Reber moved to approve, seconded by Ms. Johnson. The motion passed unanimously.

TREASURERS REPORT

The Treasurer's Report for January 2026 was presented for approval; the reports for February and March 2026 were presented for review. Mr. Reber moved to approve, seconded by Ms. Johnson. The motion passed unanimously.

COMMUNICATIONS

Mr. Davis said on the agenda today are three development teams that are up for renewal of their potential developer status. Two of the three have made stronger progress. We are recommending a one-year extension for Angel Fox and the McCoy Brothers projects. The remaining one, South-Central Pennsylvania's project on Derry Street, is for six months because they have made some progress, but we would still like to see more on the financing side.

Mr. Davis reported that the Authority also has a grant award from FEMA for \$712,000. We conducted a competitive bid process using PennBid. Staff have a recommendation from those submittals and interviews, which is resolution number 12 on the agenda.

Mr. Davis noted resolution number 13 for Wildheart Ministries project located in the 1200 block of Market Street. They have assembled all their financing, which satisfies the Authority. There are some loose ends, but they are firm and can be given the Designated Developer status for those lots. We can proceed to closing as soon as they finalize things.

Mr. Davis announced that there is a Professional Services Agreement on the agenda today. The authority needed to terminate the prior agency. We were disappointed with Government Finance Solutions. Maher Duessel also recommended this accounting firm. We received a new proposal to finish what was not done by the previous professionals. You will see this is on resolution number 14.

Mr. Davis mentioned at Marketplace that the Bryces have contacted us. They want to put into motion the

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closing on the land that is under their first approved land development plan. This project is for a multifamily, twelve-unit apartment building.

Mr. Davis reported that Harristown Development Corporation reached out about closing on 333 Market Street. They wish to close within sixty days if possible. We are working on that.

Mr. Davis said lastly, in Midtown Allison Hill, Tarik Casteel had the Cornerstone project of low-income housing tax credits for newly constructed veteran housing. We have land adjacent to that. He now wishes to do a phase two and has his team working on closing for that land.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

RESOLUTION NO. 9-2026 – Authorizing the Authority to extend the Potential Developer status to September 30, 2026, for South Central Pennsylvania Restoration LLC's project of mixed-use, commercial/residential housing on three (3) lots located at 1420, 1424, and 1426 Derry Street. Ms. Johson moved to approve, seconded by Mr. Reber. The motion passed unanimously.

RESOLUTION NO. 10-2026 – Authorizing the Authority to extend the Potential Developer status to April 30, 2027, for Angel Fox's project of a new laundromat with apartments above and parking located on five (5) lots at 1243, 1245, 1247 Market and 8 & 10 S. 13th Streets. Mr. Reber moved to approve, seconded by Ms. Johnson. The motion passed unanimously.

RESOLUTION NO. 11-2026 – Authorizing the Authority to extend the Potential Developer status to April 30, 2027, for McCoy Boy Realty LLC's project of mixed-use commercial/residential housing located on eight (8) lots at 1600, 1602, 1610 N. 7th, and 1611, 1625 Wallace, and 622, 634, 636 Harris Streets. Mr. Reber moved to approve, seconded by Ms. Johnson. The motion passed unanimously.

RESOLUTION NO. 12-2026 – Authorizing the Authority to approve and execute a FEMA-funded Conceptual Design Service Agreement for the Paxton Creek Project to BL Companies, Inc., in the amount of \$690,000. Mr. Reber moved to approve, seconded by Ms. Johnson. The motion passed unanimously.

RESOLUTION NO. 13-2026 – Authorizing the Authority to approve Wildheart Ministries as Developer and Purchaser of 1260, 1262, 1264, 1266, and 1270 Market Street for new construction of mixed-use commercial/residential housing. Mr. Reber moved to approve, seconded by Ms. Johnson. The motion passed unanimously.

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RESOLUTION NO. 14-2026 – Authorizing the Executive Director to execute a Professional Services Agreement with Hamilton & Musser, P.C. to provide audit and financial services to aid the Authority in implementing controls over accounting and financial reporting in preparation for annual audits in compliance with GAAP. Mr. Reber moved to approve, seconded by Ms. Johnson. The motion passed unanimously.

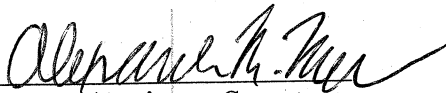
OTHER BUSINESS

None

ADJOURNMENT

The Meeting was adjourned at 12:45 pm.

Respectfully submitted,


Secretary/Assistant Secretary

5/26/26